

CITY OF SAN ANTONIO
Zoning Commission Agenda

Cliff Morton Development and Business Services Center
1901 S. Alamo Street
Board Room, First Floor

June 3, 2008
Tuesday, 12:00 PM

ZONING COMMISSIONERS

| | |
|---------------------------------|-----------------------------------|
| Michael Westheimer – District 1 | Christopher Martinez – District 6 |
| Barbara Hawkins – District 2 | Ramiro Valadez, III – District 8 |
| Don Gadberry – District 3 | Susan Wright – District 9 |
| Jim Myers – District 4 | Robert R. Robbins – District 10 |
| Joe Valadez – District 5 | James Gray – District Mayor |
| Jody Sherrill – District 7 | |
| Chairman | |

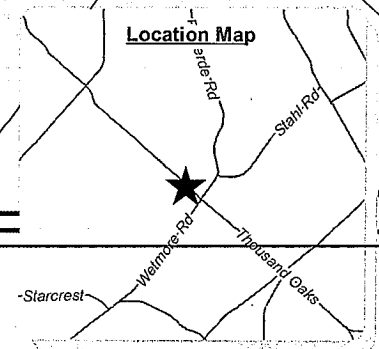
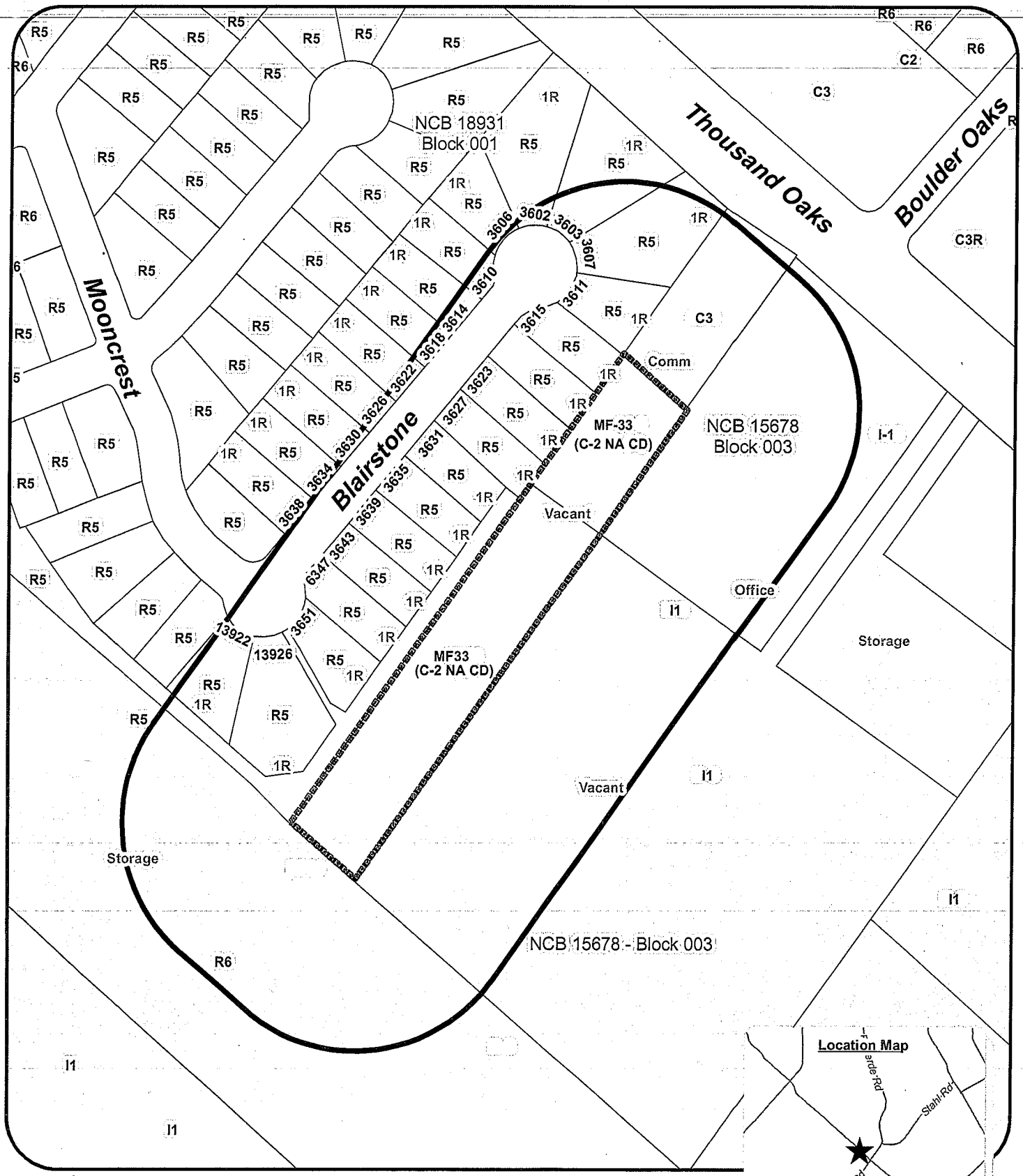
1. **12:00 PM – Work Session briefing by zoning staff regarding zoning case recommendations, plus discussion of UDC Amendments and all other items for consideration on the agenda for June 3, 2008, in the Tobin Room, 1901 S. Alamo Street, Cliff Morton Development and Business Services Center.**
2. 1:00 P. M. – Call to Order – Board Room
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of May 20, 2008 Minutes.
7. **ZONING CASE NUMBER Z2008018 ERZD – POSTPONED:** The request of Brown & Ortiz, P. C., Applicant, for Sierra General Construction, Ltd., Owner(s), for a change in zoning from "RM-4" ERZD Residential Mixed Edwards Recharge Zone District to "MF-25" ERZD Multi-Family Edwards Recharge Zone District on 17.08 acres out of NCB 17725, 17120 Bulverde Road. (Council District 10)
8. **ZONING CASE NUMBER Z2008057 CD:** The request of Drenner & Golden Stuart Wolff LLP, Applicant, for Econo Move & Storage Inc., Owner(s), for a change in zoning from "MF-33" Multi-Family District to "C-2NA" CD (CD-Office Warehouse) Commercial District, Nonalcoholic Sales with a Conditional Use for an Office Warehouse on 1.540 acres out of NCB 15678, 3600 Block of Thousand Oaks. (Council District 9)
9. **ZONING CASE NUMBER Z2008100:** The request of Brown and Ortiz P.C., Attorneys at Law, Applicant, for Hill Country Resort Estates Joint Venture, Owner(s), for a change in zoning from PUD "R-6" Planned Unit Development Residential Single-Family District to "C-1" Light Commercial District (1.172 acres) and "C-3" General Commercial District (2.996 acres) on 4.168 acres out of NCB 17673, 9800 Block of West Military Drive. (Council District 6)

10. **ZONING CASE NUMBER Z2008150:** The request of S. A. Custom Homes (Michael Rodriguez), Applicant, for S. A. Custom Homes, Owner(s), for a change in zoning from "R-4" Residential Single-Family District to "MF-25" Multi-Family District on Lots 41, 42, 43 and 44, NCB 10319, 2526, 2530, 2534 and 2538 Pecan Valley Drive. (Council District 2)
11. **ZONING CASE NUMBER Z2008158:** The request of Kaufman & Associates, Inc., Applicant, for Koontz/McCombs 1, Ltd., Owner(s), for a change in zoning from "R-5" Residential Single-Family District to "MF-50" Multi-Family District on 3.223 Acres Out of NCB 7015, 647 East Hildebrand Avenue. (Council District 9)
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
12. **ZONING CASE NUMBER Z2008139:** The request of Charles E. Williams, Sr., Applicant, for Charles E. Williams, Sr., Owner(s), for a change in zoning from HS "RM-4" Historic Significant Residential Mixed District to HS "IDZ" Historic Significant Infill Development Zone District with uses permitted in "C-1" Light Commercial District and a Meeting Facility on 0.100 acre out of Lot 18, Block 109, NCB 1386, 701 Montana. (Council District 2)
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
13. **ZONING CASE NUMBER Z2008163:** The request of JCS Properties, Applicant, for JCS Properties, Owner(s), for a change in zoning from "C-1" Light Commercial District to "C-2" Commercial District on 7.5 acres out of NCB 8410, 130 Spencer Lane. (Council District 1)
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
14. **ZONING CASE NUMBER Z2008165:** The request of Harry B. Jewett, III, Applicant, for Q & M, LLC/Mauricio Sanchez, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "MF-33" Multi-Family District on east irregular 782.17 feet of Lot 1, Block 1, NCB 17204 and Parcel 79 (2.11) and 80B (2.161), NCB 14862, 6301 Melissa Ann. (Council District 8)
15. **ZONING CASE NUMBER Z2008166:** The request of Arturo and Perla Vallejo, Applicant, for Arturo and Perla Vallejo, Owner(s), for a change in zoning from H "C-1" Light Commercial Historic District and H "RM-4" Residential Mixed Historic District to H "RM-4" Residential Mixed Historic District on Lot 1 and the south 40 feet of Lot 2, Block 8, NCB 583, 928 E. Crockett. (Council District 2)
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
16. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.

17. **ADJOURNMENT**

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling (210) 207-7245.



Zoning Case Notification Plan

Case Z-2008-057

Council District 9

Scale: 1" approx. = 200'

Subject Property Legal Description(s): A Portion of Lots 1, 2, and 4 - NCB 15678 - Block 003

Legend

Subject Property
200' Notification Buffer
Current Zoning
Requested Zoning Change
100-Year FEMA Floodplain

(2.745 Acres)

R6
(R6)



City of San Antonio - Development Services Dept
(12/17/2007)

CASE NO: Z2008057 CD

Final Staff Recommendation - Zoning Commission

Date: June 03, 2008

Zoning Commission Continuance (Applicant Request)
from January 15, 2008, February 05, 2008 (Applicant
Request) and a Postponement (Applicant Request)

Council District: 9

Ferguson Map: 552 B1

Applicant Name:

Owner Name:

Drenner & Golden Stuart Wolff LLP

Econo Move & Storage Inc.

Zoning Request: From "MF-33" Multi-Family District to "C-2 NA CD" (CD-Office Warehouse) Commercial District, Nonalcoholic Sales with a Conditional Use for an Office Warehouse.

Property Location: 1.540 acres out of NCB 15678

3600 Block of Thousand Oaks

West of the intersection of Thousand Oaks and Wetmore Road

Proposal: To allow for the expansion of an industrial/warehousing use

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval, with conditions

The subject property consists of undeveloped land and is abutting property that is zoned I-1, which has an existing storage facility. The owner would like to expand the storage facility onto the subject property currently zoned MF-33. The property is adjacent to R-5 zoning to the north; C-3 and I-1 zoning to the east; R-6 zoning to the west and I-1 zoning to the south. The surrounding land uses consist of a storage facility to the west; vacant land to the south; a commercial use to the east and the Oakridge Village subdivision to the north. This property was the subject of a rezoning case (Z94204 CC) in which the applicant was granted a zoning change from Temporary R-1 to R-3 Multiple Family Residence District, which was converted to MF-33; B-3 Business District, which was converted to C-3 General Commercial District; and I-1 Light Industrial District, which was converted to General Industrial District upon adoption of the 2001 Unified Development Code.

Staff finds the zoning request to be appropriate given the subject property's location near a major arterial and the prevalence of industrial zoning to the east. The application of a conditional use provides an opportunity to limit the impact of the proposed use on surrounding properties and specifically the residential properties located along Blairstone. Further, C-2 zoning would be an acceptable transition between the existing residential uses to the west and the current industrial uses to the east. The C-2 NA (CD-Office Warehouse) would limit the scope of the use allowed and restrict future occupancy should the use cease for 12 consecutive months. The proposed zoning district and use of the property are consistent with the current development pattern along this portion of Thousand Oaks as there are parcels in the immediate vicinity which may be developed with these types of uses in the future since they have existing commercial and industrial zoning districts.

The applicant has indicated to staff that they would like to construct an eight (8) foot tall concrete fence along the western property line of the subject property as well as maintain a 60 foot side setback for any buildings constructed on the subject property, which staff supports. The eight (8) foot tall fence would be permitted, so long as it is made part of the ordinance by City Council. Staff supports this request in order to screen the

CASE NO: Z2008057 CD

Final Staff Recommendation - Zoning Commission

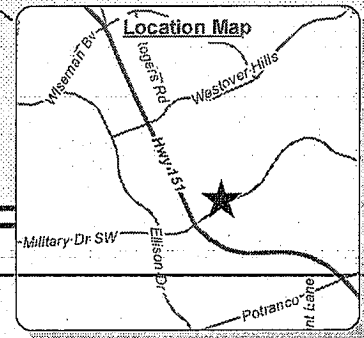
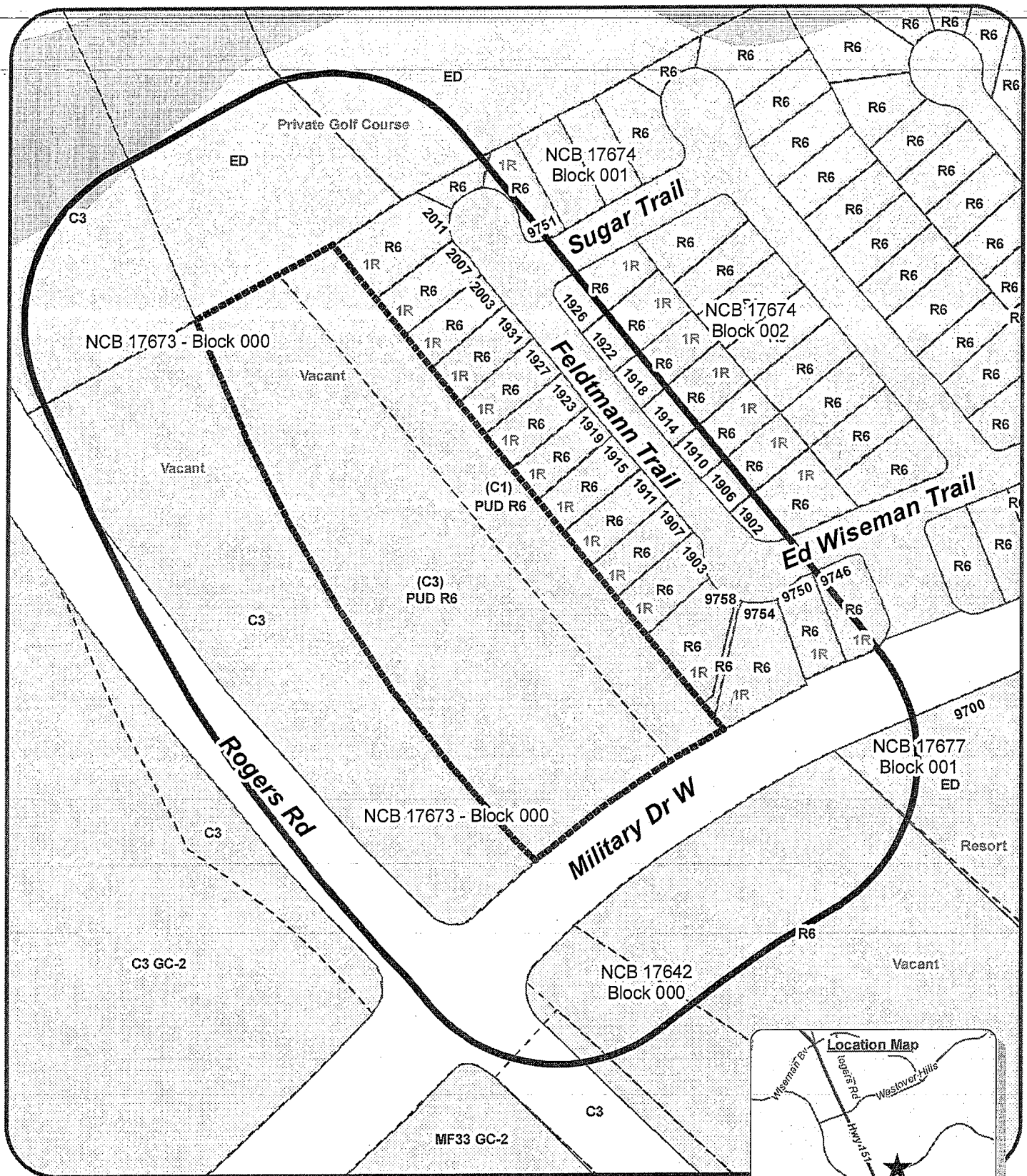
proposed use from the residential properties to the west.

Should the Zoning Commission recommend approval, staff recommends the following conditions:

1. No dumpsters shall be placed on the subject property;
2. A 30 foot "Type E" landscape buffer or equivalent "Type N" landscape buffer shall be provided along the west property line; and
3. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90 degree or less cut-off fixtures.

Staff also recommends the authorization of the requested eight (8) foot tall fence.

CASE MANAGER : Brenda Valadez 207-7945



Zoning Case Notification Plan

Case Z-2008-100

Council District 6

Scale: 1" approx. = 150'

Subject Property Legal Description(s): A Portion of Parcels P-3, P-19B, and P-20C - NCB 17673 - Block 000

Legend

- Subject Property (4.168 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(05/05/2008)

CASE NO: Z2008100

Final Staff Recommendation - Zoning Commission

Date: June 03, 2008

Zoning Commission Continuance (Applicant Request) from March 18, 2008 and April 1, 2008 (Applicant Request) and postponed by the applicant on April 8, 2008.

Council District: 6

Ferguson Map: 612 E1

Applicant Name:

Brown and Ortiz P.C., Attorneys at Law

Owner Name:

Hill Country Resort Estates Joint Venture

Zoning Request: From "PUD R-6" Planned Unit Development Residential Single-Family District to "C-1" Light Commercial District (1.172 acres) and "C-3" General Commercial District (2.996 acres).

Property Location: 4.168 acres out of NCB 17673

9800 Block of West Military Drive

North side of West Military Drive, east of the intersection of Rogers Road

Proposal: To Allow for a Hotel Development

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

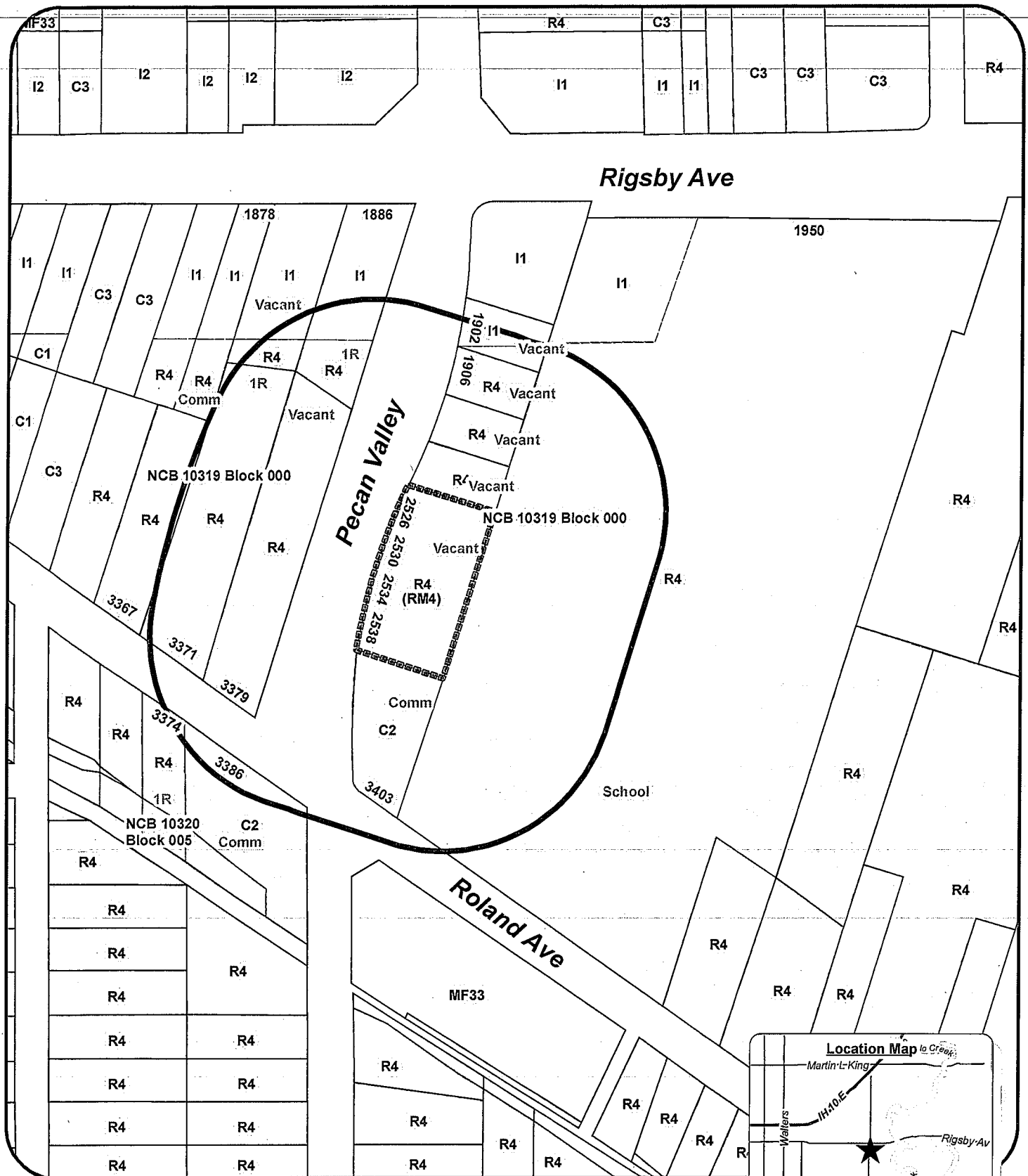
Staff Recommendation:

Approval

The subject property was annexed in 1994, is currently undeveloped and totals approximately 4.168 acres. In 2002 following the adoption of the Unified Development Code, the existing PUD R-6 zoning converted from the previous PUD R-1 zoning. "C-3" General Commercial District and "ED" Entertainment District zoning currently exists to the north of the subject property. Property to the west is zoned "C-3" General Commercial District and property to the east is zoned "PUD R-6" Planned Unit Development Residential Single-Family District. Property to the south across West Military Drive is zoned "C-3" General Commercial District and "R-6" Residential Single-Family District. Land uses immediately adjacent to the proposed development consist of a private golf course north of the subject property and undeveloped land to the west. There are single-family homes to the east of the subject property and undeveloped land to the south across West Military Drive.

The applicant has applied for C-3 and C-1 zoning in order to allow for a hotel development. The proposed use of the subject property is consistent with the hotel development trends along Hwy 151 and its contributing arterials, which began as a result of the theme park and destination resort development in the area. The requested C-3 zoning district is a regional commercial district most appropriate at the intersections of arterials and along the frontages of super arterials and freeways. The subject property is located on West Military Drive near Rodgers Road, both identified as Secondary Arterial Type A roads in the city's Major Thoroughfare Plan, and C-3 zoning currently exists at the intersection of Rogers Road. Seeing that the proposed C-3 zoning would not be compatible with the adjacent residential uses, the applicant is requesting a 70-foot wide buffer of C-1 zoning for the portion of the parcel that directly abuts residential uses. The C-1 zoning district does not allow hotel development and included in this buffer is a recorded 20-foot sewer and drainage easement. Staff believes a portion of the subject property should be restricted to a less intense commercial zoning district given its location near the existing residential uses and supports the request to split zone the subject property in order to restrict the proposed hotel development to the portion of the property zoned C-3.

CASE MANAGER : Leslie Zavala 207-0215



Zoning Case Notification Plan

Case Z-2008-150

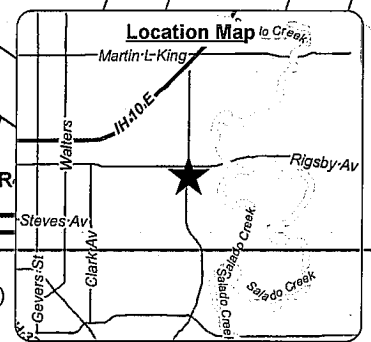
Council District 2

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Lot 41, 42, 43, & 44
Block 000 NCB 10319

Legend

Subject Property (0.4533 Acres)
200' Notification Buffer
Current Zoning R6
Requested Zoning Change (R6)
100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(5/8/2008)

CASE NO: Z2008150

Final Staff Recommendation - Zoning Commission

Date: June 03, 2008

Zoning Commission Continuance (Applicant's Request)
From May 20, 2008

Council District: 2

Ferguson Map: 652 A1

Applicant Name:

Owner Name:

S. A. Custom Homes (Michael Rodriguez)

S. A. Custom Homes

Zoning Request: From "R-4" Residential Single-Family District to "MF-25" Multi-Family District.

Property Location: Lots 41, 42, 43 and 44, NCB 10319

2526, 2530, 2534 and 2538 Pecan Valley Drive

The east side of Pecan Valley Drive, north of the intersection of Pecan Valley Drive and Roland Avenue

Proposal: To allow for duplexes

Neigh. Assoc. Sunny Slope - Pasadena Heights Neighborhood Association is within 200 feet

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

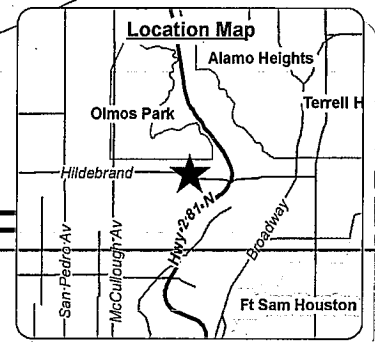
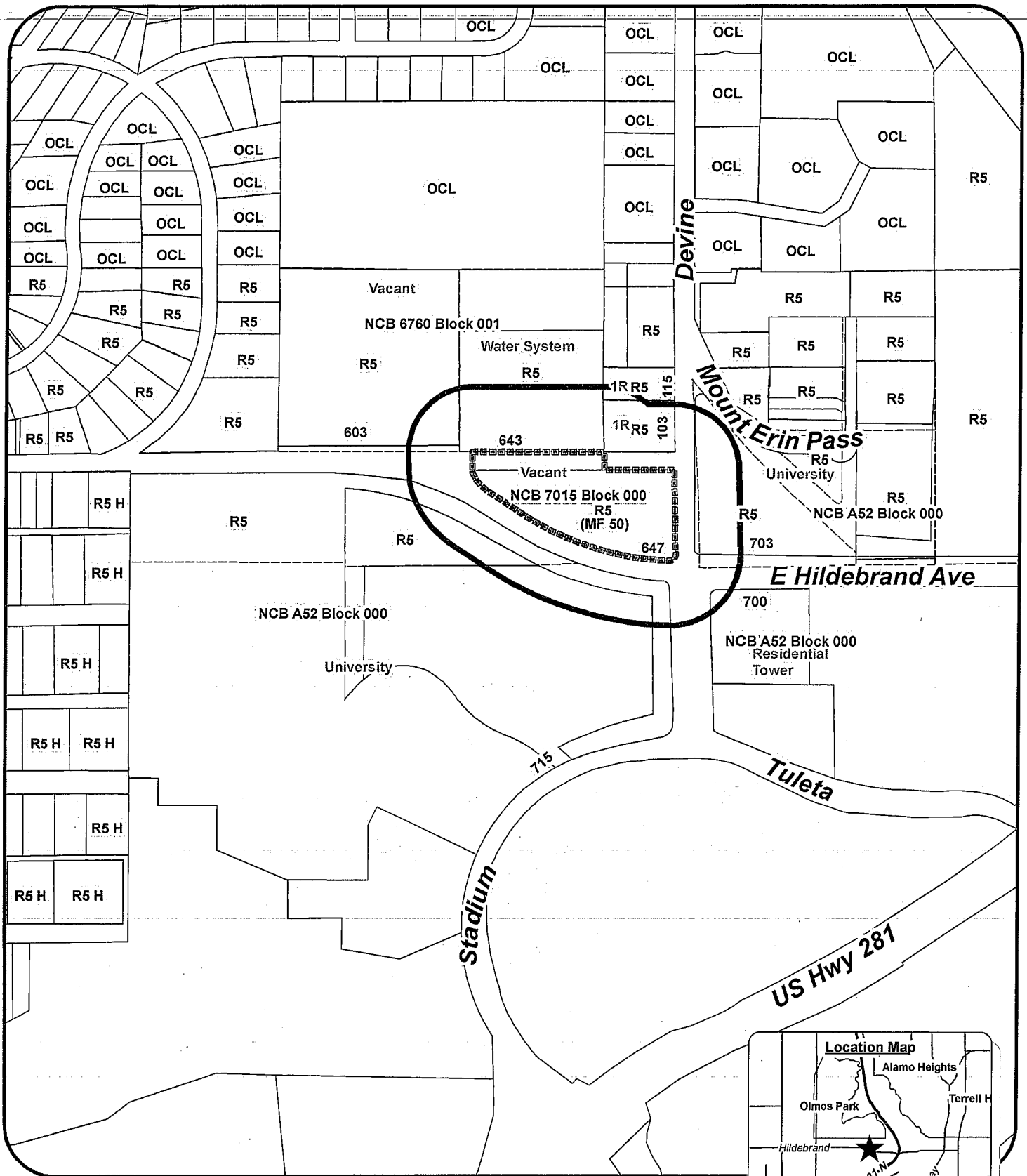
Approval

The subject property is an undeveloped 4 adjacent lots and totals approximately 0.4533 acre. This property is situated on the east side of Pecan Valley Drive, north of the intersection of Pecan Valley Drive and Roland Avenue, on the east side of the City. This area was annexed by the City of San Antonio on August 16, 1951. The zoning on this property was converted from "B" to "R-4" following adoption of the current zoning districts in 2002. The property to the east is zoned "R-4" and it is occupied by Stewart Elementary School. The property to the south is a restaurant and is zoned "C-2". The properties to the north and to the west are zoned "R-4" and they are currently vacant. Pecan Valley Drive is a Primary Arterial "Type A" in the City's Major Thoroughfare Plan.

The applicant's initial request was for "RM-4" Mixed Residential District for 4 duplex buildings. After a thorough evaluation of the requested zoning change, it was determined that the size of the parcels were inadequate to be able to accommodate the requested use based on the requested zoning district. The applicant has amended his application to the least intense possible zoning district ("MF-25" Multi-Family District) to be able to develop the land with 4 duplexes.

This request is for property located in an area where single family, multi-family, civic and community oriented nonresidential uses exist. Pecan Valley Drive, a Secondary Arterial "Type A" and Roland Avenue, a Primary Arterial "Type A" will be able to support transportation needs of this development. A low density small multi-family residential project like this is appropriate for this area. No landscaped buffer will be required if this zoning change is approved as requested.

CASE MANAGER : John Osten 207-2187



Zoning Case Notification Plan

Case Z-2008-158

Council District 9

Scale: 1" approx. = 250'

Legend

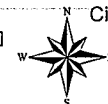
Subject Property (3.223 Acres)

200' Notification Buffer

Current Zoning R6

Requested Zoning Change (R6)

100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(5/6/2008)

Subject Property Legal Description(s): 3.223 Acres out of NCB 7015

CASE NO: Z2008158

Final Staff Recommendation - Zoning Commission

Date: June 03, 2008

Zoning Commission Continuance (Applicant's Request)
From May 20, 2008

Council District: 9

Ferguson Map: 583 A7

Applicant Name:

Kaufman & Associates, Inc.

Owner Name:

Koontz/McCombs 1, Ltd.

Zoning Request: From "R-5" Residential Single-Family District to "MF-50" Multi-Family District.

Property Location: 3.223 Acres Out of NCB 7015

647 East Hildebrand Avenue

Northwest corner of East Hildebrand Avenue and Devine Road intersection

Proposal: To allow for a condominium project

Neigh. Assoc. None

Neigh. Plan North Central Neighborhoods Community Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Inconsistent.

Request does not conform to North Central Neighborhoods Community Plan. Future land use for this site is Public Institutional.

Approval, contingent upon a Plan Amendment.

The subject property is undeveloped and totals approximately 3.223 acres. This property is situated on the northwest corner of the East Hildebrand Avenue and Devine Road intersection. The subject property is currently zoned "R-5" Residential Single-Family District. This area was annexed in 1938. The zoning on this property converted from "A" to "R-5" following the adoption of the current zoning districts in 2002. The northern portion of the subject property was previously owned by the San Antonio Independent School District and is currently being used as a roadway (Old Hildebrand Avenue), a short-cut between East Hildebrand Avenue and Devine Road.

There are various uses around the subject property. The lot immediately north of the subject property is zoned "R-5" and is occupied by a San Antonio Water Systems facility. There is also a single-family residential dwelling with "R-5" zoning to the north of the subject property along Devine Road. The lot to the east of the subject property is also zoned "R-5" and is occupied by the University of the Incarnate Word School of Pharmacy. The southeast corner of the intersection of East Hildebrand and Devine Road (this portion of Devine Road is also known as Stadium Drive) is zoned "O-2" and occupied by a high-rise condominium. The property to the south, across from East Hildebrand Avenue, is zoned "R-5" and occupied by the Trinity University main campus. Consequently, there are single-family uses to the north and west of the subject property. Two private higher education institutions as well as a municipal stadium are located to the south and east of the property. A high-rise condominium is also located to the southeast. Community oriented commercial uses can be found to the west along East Hildebrand Avenue and McCullough Avenue. Highway 281, an expressway, is also located fairly close to the east of the subject property.

CASE NO: Z2008158

Final Staff Recommendation - Zoning Commission

Low density single family residential zoning and uses are not appropriate for this centrally located lot. The subject property's easy access to major thoroughfares, institutional and commercial uses, as well as the existence of a similar structure in the immediate area makes this request acceptable. High density residential is an appropriate use for this undeveloped lot as an infill project.

CASE MANAGER : John Osten 207-2187

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008158

Address: 647 E. Hildebrand Ave.

Existing Zoning: R-5

Requested Zoning: MF-50

Registered Neighborhood Association(s): NA

Neighborhood/Community/Perimeter Plan: North Central Neighborhoods Community Plan

Future Land Use for the site: Public Institutional

Analysis:

The subject property is approximately 3.223 acres of vacant land; the subject property fronts E. Hildebrand Ave. and is in between Devine Rd. and Thelma Dr. The applicant is seeking a zoning change from R-5 to MF-50 in order to build a high rise condominium project.

The North Central Neighborhoods Community Plan designates the future land use as Public Institutional. While the North Central Neighborhoods Community Plan designates the future land use as Public Institutional, this particular parcel will sustain a high rise condominium project. Objective 5.1 states, "Work with private developers and builders, non-profit housing corporations, city departments, and housing agencies to identify potential areas for residential in-fill housing, targeting existing vacant lots."

This parcel is located on a major arterial road and the construction of this project will not adversely affect the traffic flow in this area. The project appears to provide sufficient buffering between public institutional and residential.

Other Comments:

Change to MF-50 will require a plan amendment to High Density Residential. Staff will support a zoning change to MF-50, contingent on a plan amendment to High Density Residential.

☐ Request conforms to Land Use Plan

☒ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval Pending Plan Amendment

☐ Denial

☐ Alternate Recommendation:

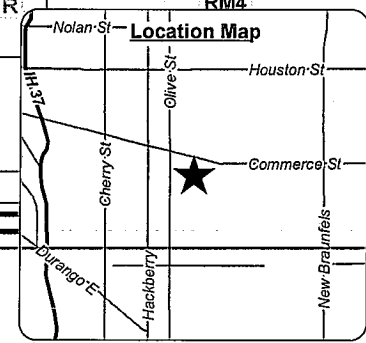
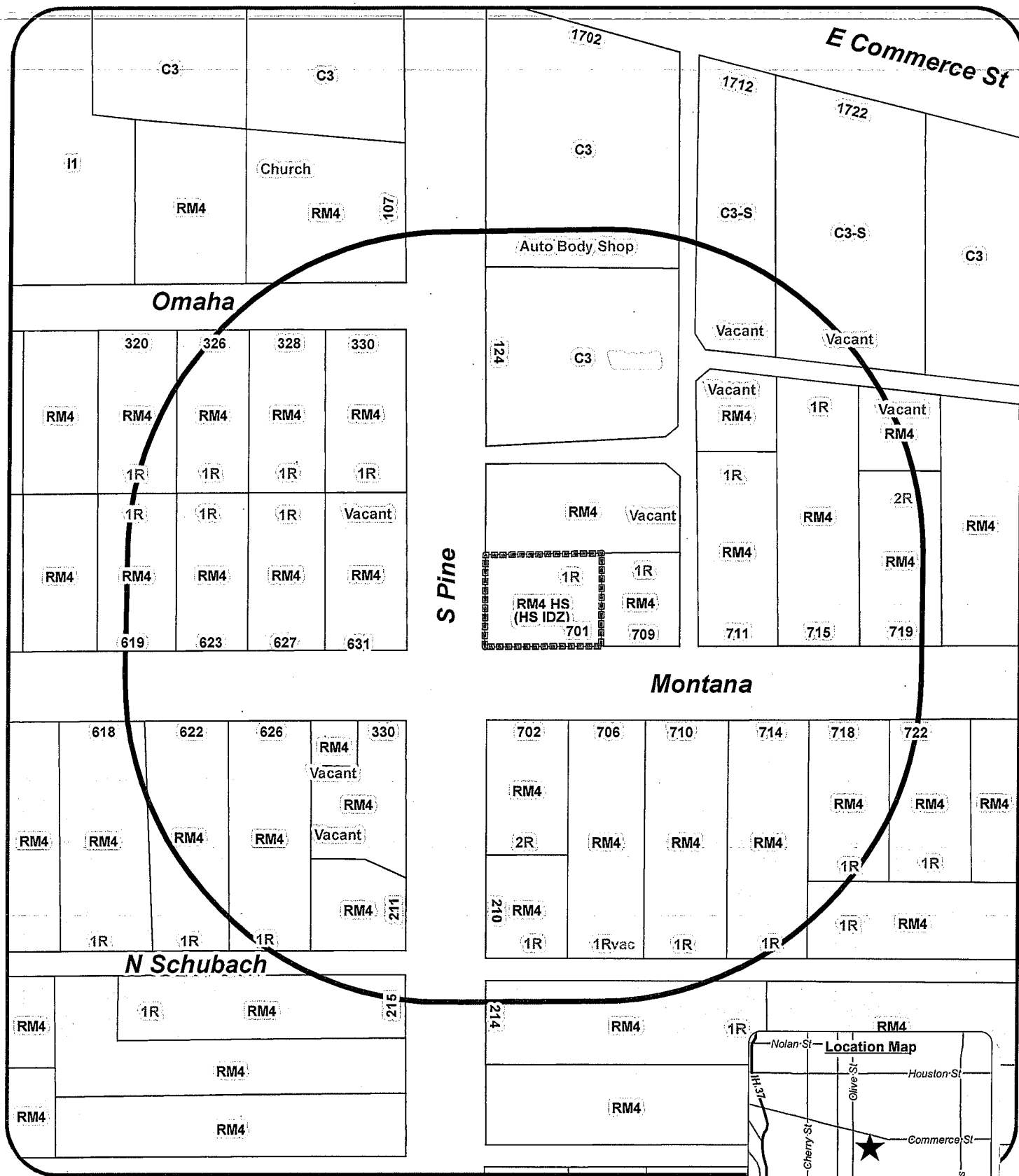
Reviewer: Sidra Maldonado

Title: Planner

Date: May 9, 2008

Manager Review: Nina Nixon-Mendez

Date: May 9, 2008



Zoning Case Notification Plan

Case Z-2008-139

Council District 2

Scale: 1" approx. = 80'

Subject Property Legal Description(s): 0.1 acre out of lot 18 - NCB 1386 - Block 109

Legend

Subject Property (0.1 Acre)

200' Notification Buffer

Current Zoning

Requested Zoning Change

100-Year FEMA Floodplain

R6
(R6)



City of San Antonio - Development Services Dept
(4/16/2008)

CASE NO: Z2008139

Final Staff Recommendation - Zoning Commission

Date: June 03, 2008

Council District: 2

Ferguson Map: 616 B6

Applicant Name:

Charles E. Williams, Sr.

Owner Name:

Charles E. Williams, Sr.

Zoning Request: From "HS RM-4" Historic Significant Residential Mixed District to "HS IDZ" Historic Significant Infill Development Zone District with uses permitted in "C-1" Light Commercial District and a Meeting Facility.

Property Location: 0.100 acre out of Lot 18, Block 109, NCB 1386

701 Montana

The northeast corner of Montana and South Pine Street

Proposal: To allow mixed-use commercial and office space

Neigh. Assoc. Nevada Street Neighborhood Association

Neigh. Plan Downtown Neighborhood Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Inconsistent.

The Downtown Neighborhood Plan calls for a future Residential land use designation for the subject property. The applicant is pursuing a Plan Amendment, which is scheduled to be heard by the City Council on June 5, 2008. The Planning Commission and Planning Staff recommend approval of the proposed Plan Amendment.

Approval, contingent upon a Plan Amendment.

The subject property is located at the northeast corner of Montana and South Pine Street, and is approximately 0.1 acre in size. The existing two-story structure, measuring approximately 2,330 square feet, was built in 1900. The structure was previously used as a four (4) unit dwelling, but has been vacant for a number of years. The subject property was originally zoned "D" Apartment District. In 1993, the property was rezoned to "R-2" Two Family Residence District, which converted to "RM-4" Residential Mixed District in 2002 following the adoption of the Unified Development Code. In a 2005 rezoning case, the "HS" Historic Significant designation was added to the subject property, due to its age, location, architectural style and distinguishing characteristics. Surrounding properties to the south, east and west are zoned "RM-4"; while the properties to the north, along East Commerce Street, are zoned "RM-4", "C-3" General Commercial District, "I-1" General Industrial District, and "IDZ" Infill Development Zone District. Surrounding land uses include single-family homes and duplexes to the south, east and west. Properties to the north along Omaha Street and East Commerce Street include a church, restaurant, auto-body repair, offices, and industrial contractors. In the four blocks surrounding the subject property there are over a dozen vacant lots and buildings. Montana and South Pine Street are both identified as Collector Streets in the City's Major Thoroughfare Plan. East Commerce Street is identified as a Primary Arterial "Type B".

The applicant requests "HS IDZ" Historic Significant Infill Development Zone District with uses permitted in "C-1" Light Commercial and a Meeting Facility. Staff finds the request to be appropriate given the subject

CASE NO: Z2008139

Final Staff Recommendation - Zoning Commission

property location at the intersection of two collector streets, as well as its close proximity to East Commerce Street. Additionally, "IDZ" districts are intended to encourage and facilitate development in areas with a high prevalence of vacant or underutilized lots. The requested zoning is also a suitable means of preservation for this Historic Significant property. The applicant has begun repairing the existing structure, but does not propose any substantial exterior alterations. In February 2008, HDRC issued a Certificate of Appropriateness to the applicant for the repairs.

CASE MANAGER : Micah Diaz 207-5876

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008139

Address: 701 Montana St.

Existing Zoning: RM-4

Requested Zoning: IDZ (Infill Development District) with uses permitted in C-1 Light Commercial District and a Meeting Facility.

Registered Neighborhood Association(s): none

Neighborhood/Community/Perimeter Plan: Downtown Neighborhood Plan (District G: Denver Heights)

Future Land Use for the site: Residential

Residential- The future land use designation for this +/- 0.0972 acre parcel is Residential. The Denver Heights area of the Downtown Neighborhood Plan describes Residential Land Use as "accommodating single family housing at a maximum density of 8 units per gross acres; continuation of infill and housing rehabilitation development to maintain existing neighborhood character." The Downtown Neighborhood Plan does not provide a zoning conversion matrix for the Land Uses.

Other Comments:

The subject property is located one block from the proposed East Commerce Street Arts and Entertainment District.

Analysis:

The subject property, currently a vacant residential building, is located at the corner of Montana and Pine Street and is within the Nevada Street Neighborhood Association. The neighborhood is located one block from East Commerce Street. Single family homes dominate the immediate area, with the exception of high intensive commercial uses to the north along Commerce Street.

The eastern portion of the Downtown Neighborhood Plan calls for the area along East Commerce to develop as a mid-rise, metropolitan boulevard to connect the Eastside Cemeteries to UTSA with cultural and historical walkways, mixed-uses, and landscape improvements. It also includes rehabilitation of existing housing, parks, and businesses in existing neighborhoods. In addition, long term goals include "enhancing the desirability of east neighborhoods as a place to live by providing incentives for housing development and rehabilitation, improving parks, developing neighborhood businesses, enforcing codes related to property neglect, and marketing the area."

This is a request for an IDZ (Infill Development District) with uses permitted in C-1 (Light Commercial and a meeting facility) for approximately 0.0972 acres of a single parcel located at 701 Montana Street. **The purpose of the IDZ (Infill Development Zone) "is to provide flexible standards for the development and reuse of underutilized parcels. Urban design standards are required in order to maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas. Any use may be permitted within an "IDZ" so long as it complies with the standards" of the IDZ section. Additionally, IDZ standards outlined in Article 3, 35-343 of the Unified Development Code state, "a proposed infill development with frontage on a local street may be approved for any use permitted in the base zoning district in which it is located."**

Neighborhood and Urban Design Division

Zoning Case Review

The submitted application shows that the existing building will be rehabilitated to accommodate light commercial uses and neighborhood support services. The applicant has indicated that the primary commercial use for the site will be a "small neighborhood barber shop and a community conference room at ground level and law offices and small coffee shop at top level."

Although this mix of commercial activity may present potential parking deficiencies, based on the goals of the Downtown Neighborhood Plan, specifically the East Commerce District, staff supports the IDZ request for this location.

This request will require a Land Use Amendment in order to maintain consistency with the proposed zoning change. Staff would consider supporting a Land Use amendment from Residential to Mixed Use.

☐ Request conforms to Land Use Plan

☒ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval pending a plan amendment

☐ Denial

☐ Alternate Recommendation:

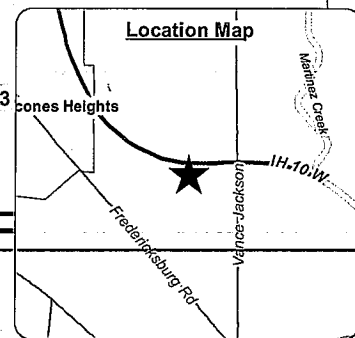
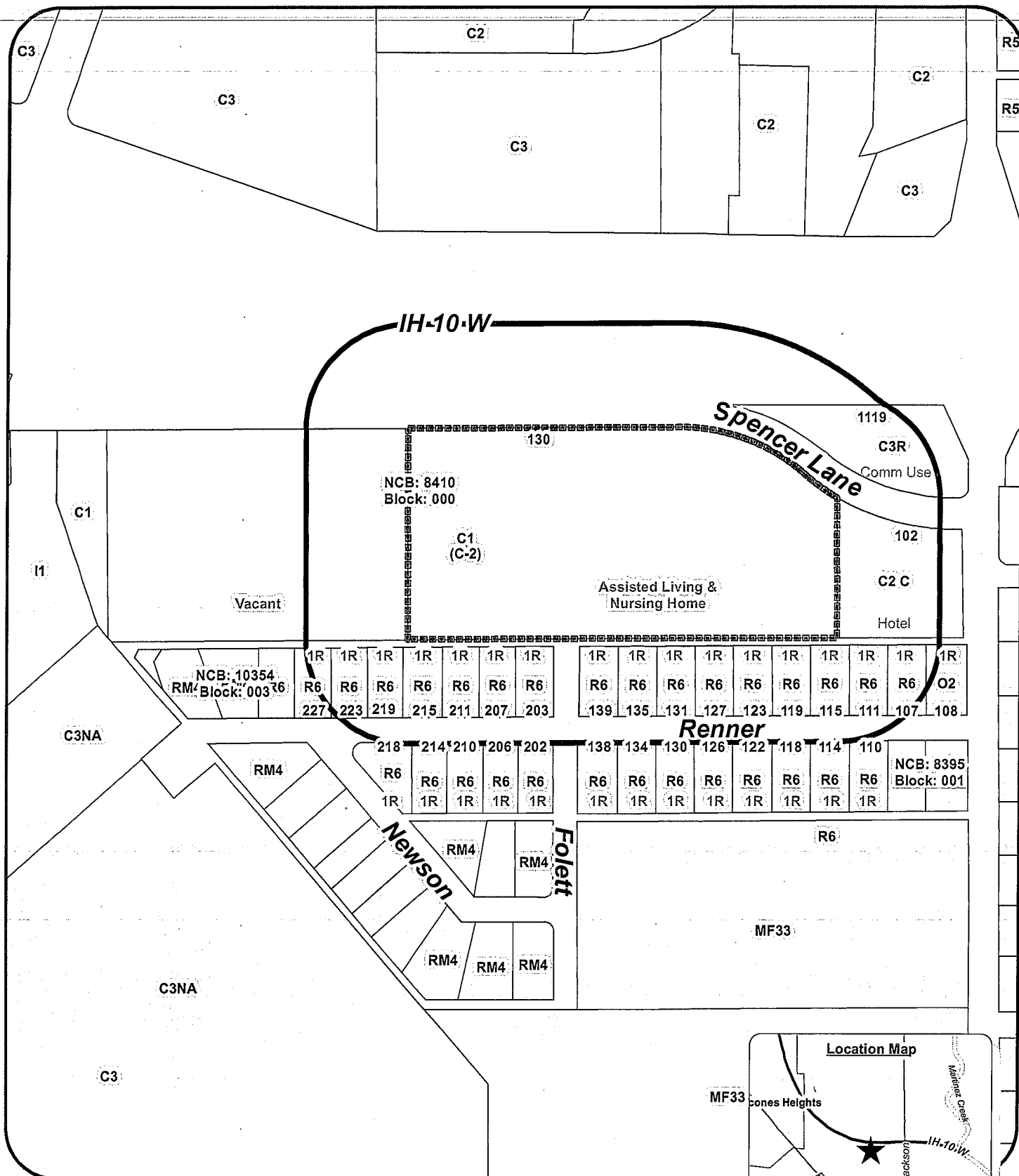
Reviewer: Gary Edenburn

Title: Senior Planner

Date: 4/23/2008

Manager Review: Nina Nixon-Mendez

Date: 4/23/2008



Zoning Case Notification Plan

Case Z-2008-163

Council District 1

Scale: 1" approx. = 250'

Subject Property Legal Description(s): 7.5 Acres out of Lot 13 NCB: 8410

Legend

Subject Property (7.5 Acres)
 200' Notification Buffer
 Current Zoning R6
 Requested Zoning Change (R6)
 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
 (5/13/2008)

CASE NO: Z2008163

Final Staff Recommendation - Zoning Commission

Date: June 03, 2008

Council District: 1

Ferguson Map: 581 E4

Applicant Name:

JCS Properties

Owner Name:

JCS Properties

Zoning Request: From "C-1" Light Commercial District to "C-2" Commercial District.

Property Location: 7.5 acres out of NCB 8410

130 Spencer Lane

On the south side of Spencer Lane and IH 10 West, between Fredericksburg Road and Vance Jackson

Proposal: To make the zoning consistent with the existing use

Neigh. Assoc. None

Neigh. Plan Near Northwest Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Inconsistent

The Near Northwest Community Plan designates the subject property as High Density Residential. The applicant submitted a plan amendment application for a Community Commercial land use designation, and it was approved by the Planning Commission on May 28, 2008.

Approval, pending plan amendment

The subject property contains an existing nursing home and assisted living facility, with ingress/egress on Spencer Lane. The property is adjacent to C-2 and C-3 zoning to the east; R-6 and RM-4 zoning to the south and C-1 and I-1 zoning to the west. The surrounding land uses consist of the IH 10 expressway to the north; residential dwellings to the south; a hotel and convenience store to the east and vacant land to the west. The property directly to the east, which is located at 102 Spencer Lane, was the subject of a rezoning case in 2006 (Z2006041 CD) in which the applicant was granted a zoning change from C-1 Light Commercial District to C-2 (CD-Hotel) Commercial District with a Conditional Use for a Hotel.

The applicant's request is to allow future expansions on the property and to accommodate an adult day care facility. According to the Bexar County Appraisal District data, the existing nursing home facility which is approximately 49,000 square feet was constructed in 1992. However, the B-1 District was converted to C-1 upon adoption of the 2001 Unified Development Code. A facility of this size is no longer allowed in the C-1 District, deeming this use as non-conforming. The non-conforming status also does not allow the proposed expansion, as one may not expand a non-conforming use as per Article VII of the UDC.

Therefore, the applicant has indicated to staff that the purpose of the C-2 zoning request is to alleviate the C-1 development constraints which requires a maximum building size of 5,000 square feet for individual buildings and an aggregate of 15,000 square feet as well as parking in the rear of the principal use or building. Staff finds the request to be appropriate given the subject property's location near a major thoroughfare and the

CASE NO: Z2008163

Final Staff Recommendation - Zoning Commission

prevalence of commercial zoning and uses to the east.

CASE MANAGER : Brenda Valadez 207-7945

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008163

Existing Zoning: C-1

Requested Zoning: C-2

Registered Neighborhood Association(s): None

Neighborhood/Community/Perimeter Plan: Near Northwest Community Plan

Future Land Use for the site: High Density Residential

Analysis:

High density residential land uses include apartments with more than four dwelling units on an individual lot. All residential uses are allowed within high density residential.

Assisted living facilities and nursing homes do not fall under the category of high density residential but rather are considered to be a commercial land use. Assisted living facilities and nursing homes provide services to residents that are outside the realm of providing only shelter.

Community commercial land use is a medium to high intensity land use that draws its customer base from a larger community. Community commercial allows for a mix of uses in the same building.

Other Comments:

The applicant has submitted a request for a plan amendment to the Near Northwest Community Plan from high density residential to community commercial. The amendment is scheduled to be heard by the Planning Commission on May 28th, 2008.

☐ Request conforms to Land Use Plan

☒ Request does not conform to Land Use Plan

Staff Recommendation:

☐ Approval

☐ Denial

☒ Alternate Recommendation: Approval pending plan amendment

Reviewer: Rebecca Paskos

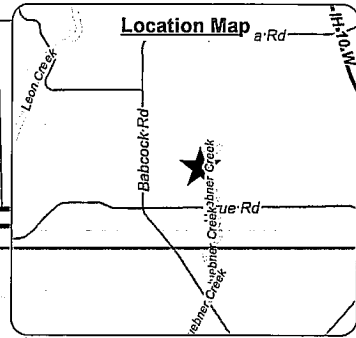
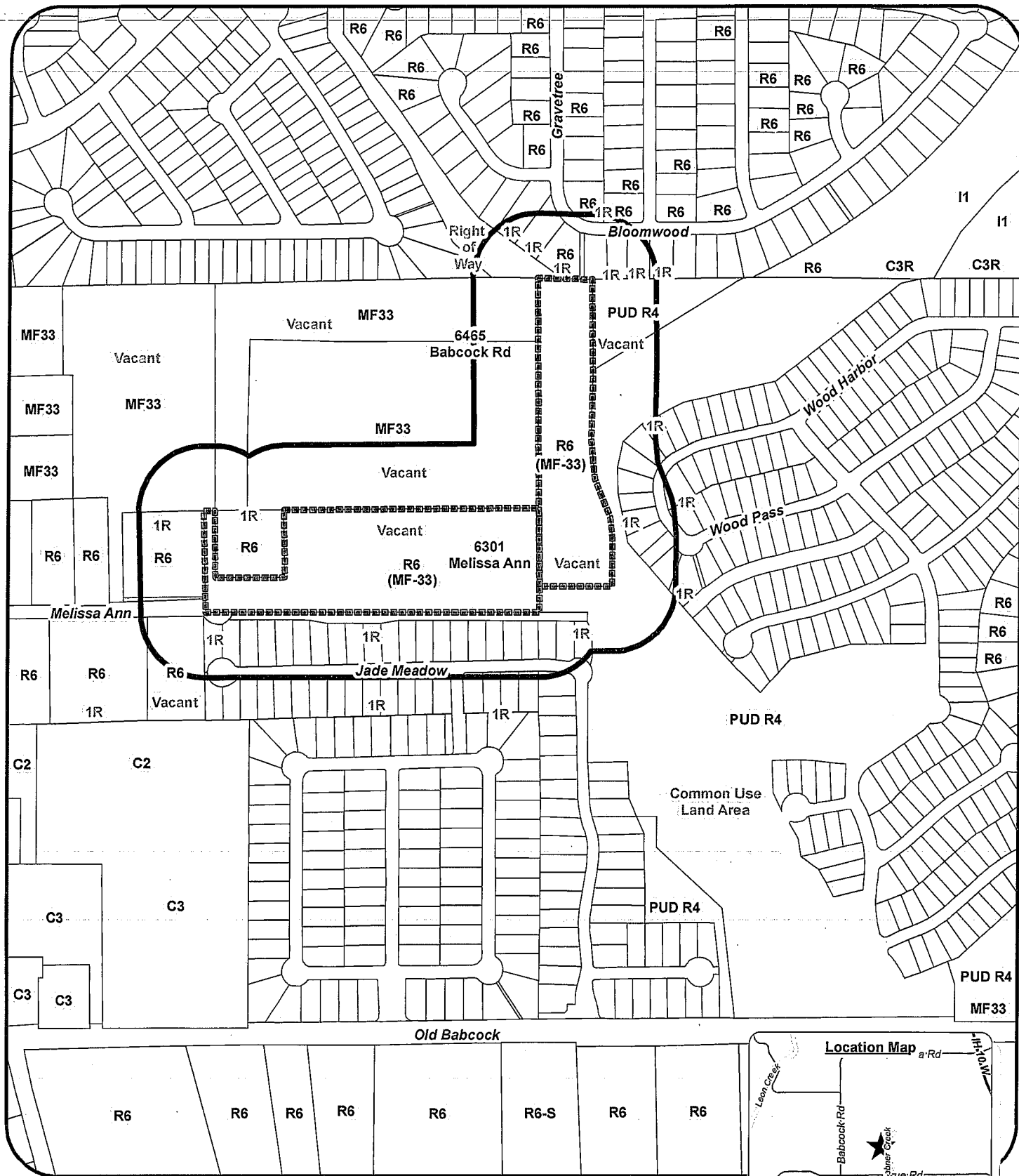
Title: Senior Planner

Date: 5/14/2008

Manager Review: Nina Nixon-Mendez

Title: Planning Manager

Date: 5/19/2008



Zoning Case Notification Plan

Case Z-2008-165

Council District 8

Scale: 1" approx. = 400'

Subject Property Legal Description(s): Lot: E 782.17 ft of 1 & P-79 (2.11) & P-80B NCB 14862 (2.161 Block:001 NCB: 17204

Legend

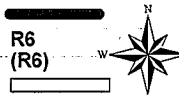
Subject Property (10.412 Acres)

200' Notification Buffer

Current Zoning

Requested Zoning Change

100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(5/21/2008)

CASE NO: Z2008165

Final Staff Recommendation - Zoning Commission

Date: June 03, 2008

Council District: 8

Ferguson Map: 548 B3

Applicant Name:

Harry B. Jewett, III

Owner Name:

Q & M, LLC/Mauricio Sanchez

Zoning Request: From "R-6" Residential Single-Family District to "MF-33" Multi-Family District.

Property Location: 6.142 acres out of NCB 17204 and 4.271 acres out of NCB 14862

6301 Melissa Ann

At the eastern terminus of Melissa Ann Street, east of the Babcock Road intersection

Proposal: To allow for multi-family development

Neigh. Assoc. Tanglewood, Woodridge, Jade Oaks Neighborhood Associations all within 200 feet.

Neigh. Plan Tanglewood Ridge Plan

TIA Statement: A Level 1 Traffic Impact Study will be required at permitting

Staff Recommendation:

The request conforms to the existing Land Use Plan and will not require a Plan Amendment. A finding of consistency is not required because the 1994 plan serves as a guide only. The development of multi-family housing units would be compatible on the remaining land fronting on and at the end of Melissa Ann. Planning staff supports the rezoning request as submitted.

Approval

The proposed rezoning is for property located on the northwest side of the City of San Antonio at the eastern terminus of Melissa Ann Street, approximately 1000 feet east of the Melissa Ann and Bobcock intersection. The project site was annexed in 1972, totals 10.412 acres and consists of two undeveloped parcels in the Tanglewood Neighborhood Plan area. Following the adoption of the Unified Development Code in 2002, the existing "R-6" Residential Single-Family District converted from the previous "R-1" Residential District. Approximately 1.81 acres of the subject property abutting Huebner Creek, is within the 100 year floodplain. The surrounding zoning consists of "MF-33" Multi-Family District to the north and to the west of the subject property. There is "R-6" Residential Single Family District to the west of the southern parcel. Jade Oaks single family subdivision borders to the south. The eastern parcel is adjacent to Tanglewood single family subdivision to the north and Huebner Creek to the east. Even though the subject property is not within a neighborhood association, Tanglewood, Jade Oaks and Woodridge neighborhood associations are all within 200 feet.

The applicant has applied for "MF-33" Multi-Family District to consolidate the large tracts to the north and west in order to develop a multi-family residential development of approximately 25.63 acres. There are other multi-family zoned parcels in this area and the 1994 Tanglewood Neighborhood Plan calls for multi-family land use for this location. Babcock Road, a Secondary Arterial "Type A", will be accessible either via Melissa Ann Street or through other multi-family zoned parcels, if all these parcels are developed as indicated by the applicant. The existing transportation network and commercial facilities in the area support multi-family uses. The requested "MF-33" Multi-Family District would allow a medium density multi-family use which would be appropriate for this location. A small portion of the subject property to the east, where it is in the flood plain, may not be able to be developed and may be left as open space or a park.

CASE NO: Z2008165

Final Staff Recommendation - Zoning Commission

CASE MANAGER : John Osten 207-2187

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008165

Address: 6301 Melissa Ann

Existing Zoning: R-6

Requested Zoning: MF-33

Registered Neighborhood Association(s): Subject property is bordered by several Neighborhood Associations: **Tanglewood** to the immediate north, **Woodridge** to the east, and **Jade Oaks** directly to the south

Neighborhood/Community/Perimeter Plan: Tanglewoodridge Neighborhood Plan

Future Land Use for the site:

Residential- The future land use designation for the +/- 6.141 acre portion of the request is Residential. The Tanglewoodridge Neighborhood Plan does not provide definitions for the designated land uses. However, Residential Land Uses generally include single family, multifamily, and some live-work/mixed use activities.

Parks/ Open Space- The future land use designation for the +/- 4.271 acre portion of this request is Parks/ Open Space. Although the Tanglewoodridge Neighborhood Plan does not define the land uses, Parks/ Open Space is generally include both public and private lands. Examples of this classification may include lands that are available for active use (golf courses, playgrounds, and athletic fields), passive enjoyment (trails, plazas, and courtyards), natural areas and reserves, greenway linkages or parkways, greenbelts, urban forests, wetlands, drainages, and utility easements.

Other Comments:

The Tanglewoodridge Neighborhood Plan was adopted in 1994 and has not been update. The plan outlines general goals and objectives for the area, including minimizing the "impact of commercial development on single-family housing". Although the plan is limited in classifications for Future Land Uses, it does recommend the desired future uses of the subject property.

"The development of multi-family housing units would be compatible on the remaining land fronting on and at the end of Melissa Ann." (Tanglewoodridge Neighborhood Plan, p. 16)

Analysis:

The subject property, consisting of two undeveloped parcels totaling approximately 10.412 acres, is located at the end of Melissa Ann street and within the Tanglewoodridge Neighborhood Plan. The 6.141 acre interior tract is situated on the north side of Melissa Ann and is bordered by large undeveloped parcels to the north and west. These tracts are owned by the applicant, and are currently zoned MF-33. Jade Oaks, a 175 home single family subdivision, borders directly to the south of the subject property. The subdivision is not accessible directly from the subject property. This portion of the subject property is currently zoned R-6 and has a residential future land use designation.

The approximate 4.271 undeveloped tract is located to the far east of Melissa Ann, and is designated Parks/ Open-Space. ~~This tract is bordered by a large undeveloped tract to the west, the Tanglewood subdivision to the north, and Woodridge subdivision to the east. Approximately 2/3's of this tract lies within the FEMA 100-~~ year flood plain. This portion of the subject property is currently zoned R-6.

This is a zoning change request to convert both undeveloped subject tracts to MF-33. The applicant is seeking to consolidate the large tracts in order to develop a multi-family residential development of approximately 25.63 acres.

12/30/04

Neighborhood and Urban Design Division

Zoning Case Review

The Tanglewoodridge Neighborhood Plan specifically calls for multi-family development in this area.

"The development of multi-family housing units would be compatible on the remaining land fronting on and at the end of Melissa Ann." (Tanglewoodridge Neighborhood Plan, p. 16)

The request conforms to the existing Land Use Plan and will not require a Plan Amendment. Staff supports the zoning request as submitted.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because the 1994 plan serves as a guide only.

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation

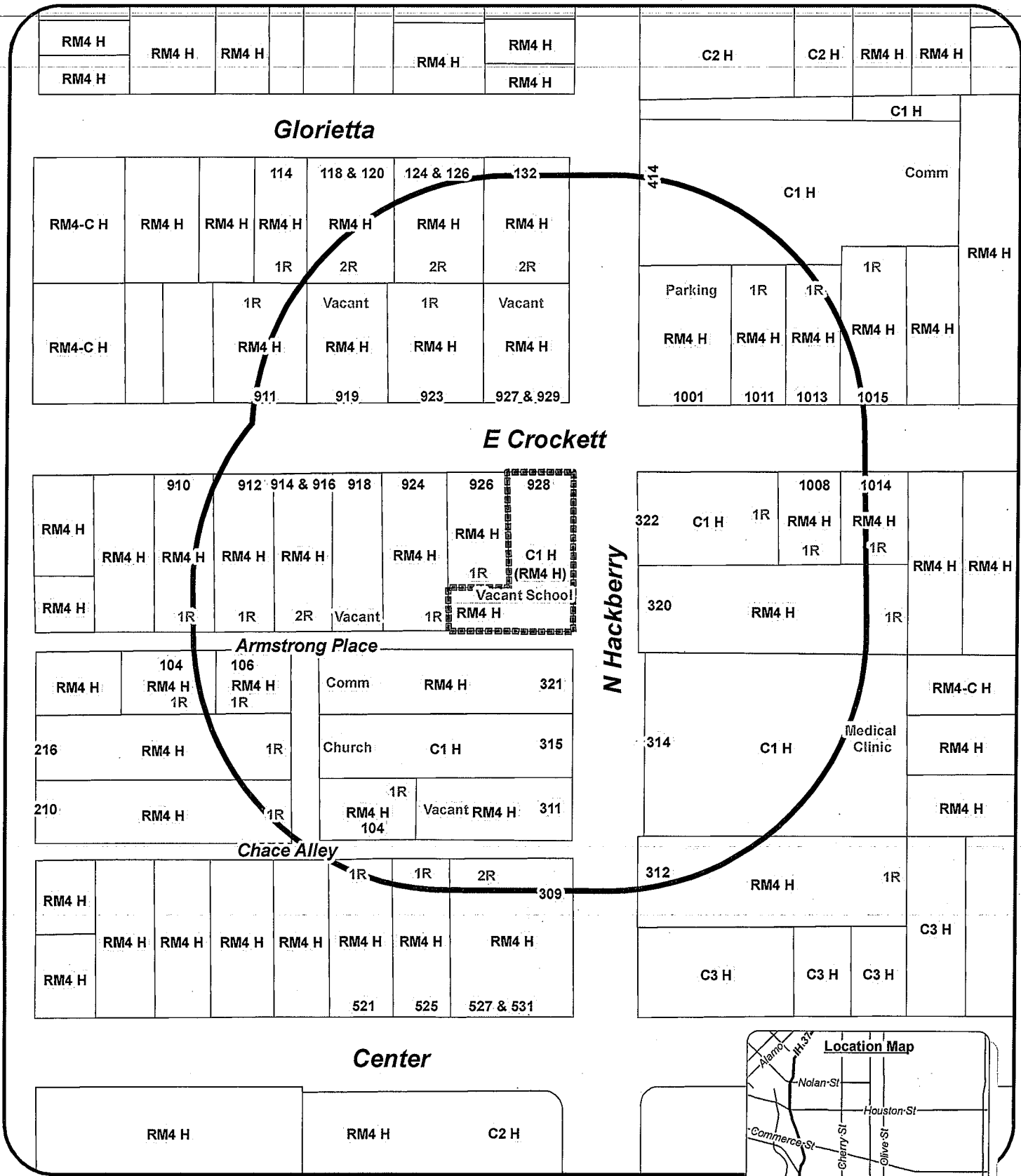
Reviewer: Gary Edenburn

Title: Senior Planner

Date: 5/14/2008

Manager Review: Nina Nixon-Mendez

Date: 5/19/2008



Zoning Case Notification Plan

Case Z-2008-166

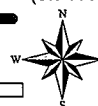
Council District 2

Scale: 1" approx. = 100'

Subject Property Legal Description(s): Lot: 1 & 3.40 ft of lot 2 Block: 008 NCB: 583

Legend

- Subject Property (0.711 Acres)
- 200' Notification Buffer
- Current Zoning R6 (R6)
- Requested Zoning Change
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept (5/22/2008)

CASE NO: Z2008166

Final Staff Recommendation - Zoning Commission

Date: June 03, 2008

Council District: 2

Ferguson Map: 617 A5

Applicant Name:

Arturo and Perla Vallejo

Owner Name:

Arturo and Perla Vallejo

Zoning Request: From "H C-1" Light Commercial Historic District and "H RM-4" Residential Mixed Historic District to "H RM-4" Residential Mixed Historic District.

Property Location: Lot 1 and the South 40 feet of Lot 2, Block 8, NCB 583

928 E. Crockett

The southwest corner of East Crockett and North Hackberry Streets

Proposal: To allow for residential development

Neigh. Assoc. Dignowity Hill Neighborhood Association

Neigh. Plan Downtown Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent

This request conforms to the Downtown Neighborhood Plan. The Land Use Plan designates this area as Mixed Use including residential uses up to 10 units per acre.

Approval

The proposed rezoning is located in east San Antonio, a few blocks from the Downtown area on the corner of East Crockett Street and North Hackberry Street. The subject property was annexed in 1938, totals approximately 0.1711 of an acre and it is currently developed with a commercial building. This structure was utilized by a school at one point in the past and currently it is uninhabitable. Following the adoption of the Unified Development Code in 2002, the existing "H C-1" Commercial Historic District and "H RM-4" Residential Mixed Historic District converted from "H B-1" and "H R-2" respectively. The subject property is also within Dignowity Neighborhood Association. The surrounding zoning consists of "H RM-4" Residential Mixed Historic District to the south, west and north. Properties to the east, across North Hackberry Street, are zoned "H RM-4" and the "H C-1". This portion of North Hackberry Street has mixed use neighborhood characteristics that includes residential units and institutional uses like a church, family advocacy services and the Carver Academy. Uses along East Crockett Street and Armstrong Place are predominantly single-family or low-density multi-family (duplex) residential uses.

The applicant has applied for "H RM-4" Residential Mixed Historic District to allow the existing structure to be used as a residential unit. This development will be consistent with the existing neighborhood character. Also, much needed infill and housing rehabilitation in this area will contribute in a positive manner to the neighborhood. The requested zoning change conforms to the existing uses and the future land use plan. Due to these factors, "H RM-4" is appropriate for this location.

CASE MANAGER : John Osten 207-2187

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2008166

Address: 928 E. Crockett

Existing Zoning: C-1 H and RM-4 H

Requested Zoning: RM-4 H

Registered Neighborhood Association(s): Dignowity Hill

Neighborhood/Community/Perimeter Plan: Downtown Neighborhood Plan

Future Land Use for the site: Mixed Use

Other Comments:

The subject parcel is located within sub-district E: Dignowity Hill, of the Land Use Plan. This smaller district is defined as an "existing historic district of single family and duplexes at a maximum density of 10 units per gross acre; encourage infill and housing rehabilitation to maintain neighborhood character. Transform Carver Center/Friedrich Building/East Cemeteries area into an education-arts-medical mixed use district with mid-rise, 5-stories and a maximum of 50 units/acre on Commerce" (Downtown Neighborhood Plan, pg. 9).

Analysis:

The requested RM-4 H zoning pervades the surrounding area and based upon aerial photography, it appears that additional mixed residential development is consistent with existing neighborhood character. Although the subject property is located in an area that has been designated for mixed use land use in the Downtown Neighborhood Land Use Plan, the community did envision and encourage infill and housing rehabilitation within this smaller sub-district E: Dignowity Hill. The applicant's request for mixed residential zoning appears to conform to the community's vision for this area. However, in the application, the applicant does not identify the proposed density for the parcel. The land use definition for this area specifies that density should be limited to a maximum density of 10 units per gross acre within the existing historic district of single family homes and duplexes.

☒ Request conforms to Land Use Plan ☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval ☐ Denial

Comments: The subject parcel is located within sub-district E: Dignowity Hill of the Downtown Neighborhood Plan. The community did envision and encourage infill and housing rehabilitation with density limited to a maximum of 10 units per gross acre within the existing historic district of single family homes and duplexes (Downtown Neighborhood Plan, pg. 9).

Reviewer: Andrea Gilles

Title: Sr. Planner

Date: 05/13/2008

Manager Review: Nina Nixon-Mendez

Date: 05/19/2008